

IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA CIVIL DIVISION

IN THE MATTER OF CONDEMNATION BY THE REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY OF CERTAIN PARCELS OF LAND IN THE BOROUGHS OF SWISSVALE TURTLE CREEK, ELIZABETH AND MONROEVILLE, THE TOWNSHIPS OF PENN HILLS AND STOWE, ALLEGHENY COUNTY, PENNSYLVANIA, BEING PROPERTY OF: **Case No: GD-23-012004**

KATHERINE A. HARNEY AND ELIZABETH A. KONTUL, CO-EXECUTRIXES OF THE ESTATE OF LOUIS F. KEOUGH their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: ALL that certain lot or piece of ground situate in the **Borough of Swissvale**, Allegheny County, PA, located at Highland Avenue, BEING designated as **Block and Lot No. 235-F-15** in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-012011 GEORGE J. LEMAK, his heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: ALL that certain lot or piece of ground situate in the **Borough of Swissvale**, Allegheny County, PA, located at Calumet Street, BEING designated as **Block and Lot No. 178-M-104** in the Department of Real Estate of Allegheny County, Pennsylvania. **Case No: GD-23-012006**

LAWRENCE C. VALENTINE AND MARY JO VALENTINE, HUSBAND AND WIFE, their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: ALL that certain lot or piece of ground situate in the **Borough of Turtle Creek**, Allegheny County, PA, located at Larimer Avenue, BEING designated as **Block and Lot No. 455-B-349** in the Department of Real Estate of Allegheny County, Pennsylvania. **Case No: GD-23-012002**

EARLENE LAIRD AND HARRY LAIRD, AND BETSY LAIRD, their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: ALL that certain lot or piece of ground situate in the **Borough of Elizabeth**, Allegheny County, PA, located at Center Avenue, BEING designated as **Block and Lot No. 1272-B-29** in the Department of Real Estate of Allegheny County, Pennsylvania. **Case No: GD-23-012003**

ALBERT SHULTZ, his heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: ALL that certain lot or piece of ground situate in the **Borough of Monroeville**, Allegheny County, PA, located at Bellwood Avenue, BEING designated as **Block and Lot No. 543-L-27** in the Department of Real Estate of Allegheny County, Pennsylvania. **Case No: GD-23-012009**

ESTATE OF FRANK S. SKERLAK, JR., his heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: ALL that certain lot or piece of ground situate in the **Township of Penn Hills**, Allegheny County, PA, located at Frankstown Road, BEING designated as **Block and Lot No. 448-R-337** in the Department of Real Estate of Allegheny County, Pennsylvania. **Case No: GD-23-011998**

JAMES A. JENKINS AND CAROLE A. JENKINS, HUSBAND AND WIFE, their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: ALL that certain lot or piece of ground situate in the **Township of Stowe**, Allegheny County, PA, located at Island Avenue, BEING designated as **Block and Lot No. 73-H-122** in the Department of Real Estate of Allegheny County, Pennsylvania.

NOTICE TO CONDEMNNEES OF CONDEMNATION

In accordance with Section 405 of the Eminent Domain Law of the General Assembly of the Commonwealth of Pennsylvania, the Redevelopment Authority of Allegheny County hereby gives notice that: 1. The Redevelopment Authority of Allegheny County filed a Declaration of Taking on the **17th day of October, 2023**, for **Docket Nos. GD-23-012004, GD-23-012011, GD-23-012006, GD-23-012002, GD-23-012003, GD-23-012009 and GD-23-011998** in the Court of Common Pleas of Allegheny County, Pennsylvania, pursuant to the requirements of the Act of June 22, 1964, P.L. No. 84, as amended 26 Pa. C.S.A. § 101 et seq., known as the "Eminent Domain Code". The address of the Redevelopment Authority of Allegheny County is 436 7th Ave. Suite 500, Pittsburgh, Allegheny County, Pennsylvania. 2. This condemnation is specifically authorized by Sections 12, and 12.1 of the Urban Redevelopment Law, Act of May 24, 1945, P.L. 991 as amended, 35 P.S. § 1701 et seq. 3. The Board of the Redevelopment Authority of Allegheny County (hereinafter Board) by Resolution duly adopted on **27th day of October, 2022**, condemned the property referred to above at **GD-23-012011 and GD-23-011998**, in the Borough of Swissvale, and the Township of Stowe; and by Resolution duly adopted on the **23rd day of March, 2023**, condemned the property referred to above at, **GD-23-012004, GD-23-012009**; in the Borough of Swissvale and the Township of Penn Hills, Resolution duly adopted on the **15th day of December, 2022**, condemned the property referred to above at, **GD-23-012006**; in the Borough of Turtle Creek, Resolution duly adopted on the **24th day of August, 2023**, condemned the property referred to above at, **GD-23-012002 and GD-23-012003**; in the Borough of Elizabeth and the Borough of Monroeville and authorized the Director, the Manager of Housing and Human Services and the Authorities Manager of said Authority to execute and file the aforementioned Declarations of Taking. 4. The purpose of this condemnation is to effectuate the public purpose of the redevelopment of blighted properties in the Boroughs of Swissvale, Turtle Creek, Elizabeth and Monroeville and the Townships of Penn Hills and Stowe. 5. The nature of the title acquired hereby is the absolute fee simple title whether fee simple or lesser estates, together with all easements, rights of way and real property interests of whatever nature. 6. These properties have been condemned in their entirety as of the dates set forth in Paragraph 1 above. 7. A plan showing the condemned properties may be inspected at the offices of the Redevelopment Authority of Allegheny County, Koppers Building, Suite 500, 436 Seventh Avenue, Pittsburgh, Allegheny County, Pennsylvania. 8. Just compensation has been secured by the bond of the Redevelopment Authority of Allegheny County, filed with each Declaration of Taking. 9. If you wish to challenge the power or right of the Condemnor, the Redevelopment Authority of Allegheny County, to appropriate the condemned property, the sufficiency of the security, the procedure followed by the Condemnor, or the Declaration of Taking, you are required to file Preliminary Objections with the Court of Common Pleas of Allegheny County, Pennsylvania, within thirty (30) days after publication of this Notice.

FURTHERMORE, NOTICE IS HEREBY GIVEN that the Authority, pursuant to Section 522 of the Eminent Domain Code of 1964 (26 Pa. C.S.A. Section 522) will, no less than twenty (20) days subsequent to the expiration of the statutory period for the filing of Preliminary Objections to the Declarations of Taking, present a petition to the Court of Common Pleas of Allegheny County to deposit into court the just compensation estimated by the Authority to be due all parties in interest for damages sustained as a result of the condemnation of the properties herein involved. William G. Merchant, Esquire Attorney for the Redevelopment Authority